



42 Hurst Place

1 Kleinwort Close, Haywards Heath, RH16 4XH

 Mark Reville & Co

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Guide Price £425,000 - £450,000 Leasehold

A bright and sunny, west facing second floor apartment forming part of the highly desirable Hurst Place retirement development. Residents at Hurst Place benefit from an excellent range of communal facilities, including a lift, café, residents' lounge, music room, well-being room and salon, library, guest/relative's apartment and meeting room. The development is set within beautifully maintained communal gardens, with a terrace and various seating areas. Paige's Meadow Nature Reserve is nearby, while a private gate provides access into the delightful Beech Hurst Gardens. The apartment offers bright, spacious and well-presented accommodation comprising: a welcoming entrance hall features a large double utility cupboard with space and plumbing for a washer/dryer, together with two further useful single built-in cupboards. The superb sitting/dining room is particularly light and airy, benefiting from virtually floor-to-ceiling windows overlooking the attractive communal grounds. There is a dedicated dining area with a Velux window, while double doors open into the adjoining kitchen. The fully fitted kitchen comprises a range of modern wall and base units with laminated work surfaces and matching upstands, together with a tiled floor. Integrated appliances include a slimline dishwasher, Neff oven and microwave, separate Neff halogen hob with extractor over, and fridge freezer. The second bedroom enjoys a pleasant outlook over the communal grounds, while the generously proportioned principal bedroom features a bay window, built-in double wardrobe cupboards and an en-suite wet room, comprising a large walk-in, fully tiled shower and a separate bathroom.

Situated on the western periphery of Haywards Heath, in a lovely location, close to Beech Hurst and Paige's Meadow Nature Reserve. Also, the apartment is within walking distance of Haywards Heath railway station, with its excellent rail links to London (47 mins), Gatwick Airport (15 mins), and Brighton (20 mins). Both the A272 and A/M23 are within driving distance and provide superb connectivity by road. Haywards Heath town centre offers an extensive range of amenities, while The Broadway is home to an excellent selection of restaurants and cafés.

Ground rent: £500 per annum doubling every 25 years

Sinking fund: 3% on sale

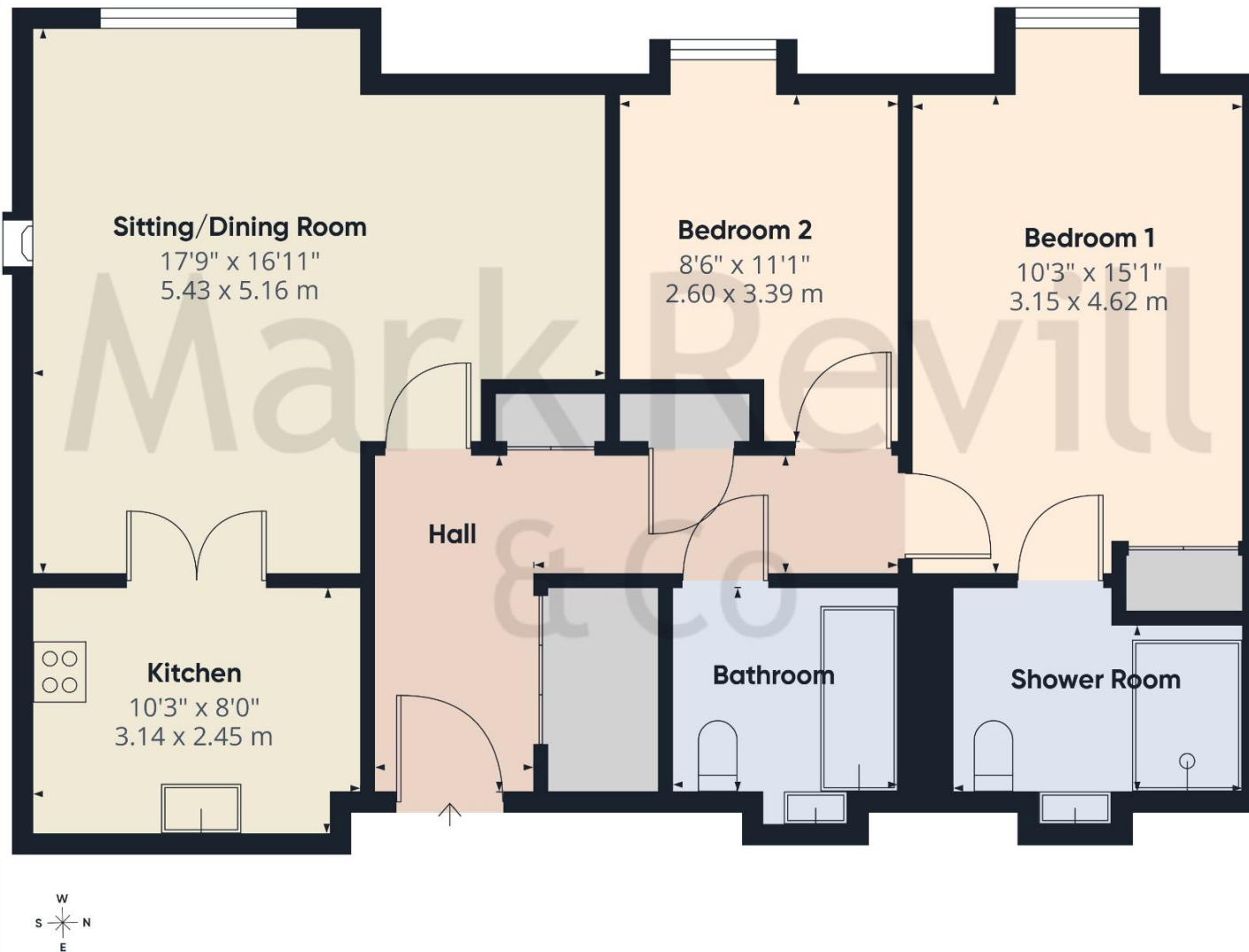
Service charge: £590 per month

Lease: 125 years from 2017

To rent a parking space: £500 per annum (subject to availability)







Approximate total area⁽¹⁾

839 ft²
78 m²

Reduced headroom

1 ft²
0.1 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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